

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
May 2, 2016

Mr. Thompson called the meeting of the Board of Directors to order at 6:00 p.m. Present were:

Jeff Thompson	President
Marsha Yost-Lawson	Vice President
Dane Juarez	Treasurer
Duane Johnston	Director at Large
Jim Klever	Director at Large
Jim Medley	Director at Large
Kristie McKitterick	Balanced Bookkeeping
Derek Patterson	Z & R Property Management
Excused Absence: Becky Whyley	Director at Large

Sub-Association Report:

Ms. Denise Leccese (Villages), Mrs. Mary Klever and Mr. Cary Fisher (Sanctuary) were in attendance to provide general updates in their communities. Questions and comments were taken.

Owner Forum / Hearings:

There were no Hearings.

Secretary's Report:

The April meeting minutes were approved as submitted.

Mr. Juarez and Mrs. McKitterick presented the **Finance Report**.

Total assets for the Master Association as of March are \$810,865.02. The Income Statement Budget Performance report was reviewed. It was noted that Mr. Juarez is the principal account signer and Mr. Thompson is a secondary account signer for all financial accounts. Signature cards will be updated.

Account balances were reviewed for Alpine Glen, the Pere-Green Wildcat Garden and Angelstone.

The **Aged Receivables** report was reviewed. It was noted the Board would need to go into Executive Session for legal discussion on one home.

Mr. Patterson presented the **Manager's Report**.

The Action List was reviewed.

The monthly activity spread sheet was reviewed to include general violations, ARC approvals, over-night parking violations, extra duty and private security patrol schedules.

The 2016 Top Ten list was reviewed.

The monthly lawn care report was reviewed.

Old / New Business:

Bids were reviewed for painting and sealing the perimeter fences and pillars and for painting and sealing the Filing Signs. A motion was made to approve the bid from Rafferty Construction, which carried 6-0.

A draft request for approval form was reviewed for the covenant amendment, 102 (c) – (k) Use of Lots. Discussion followed. A motion was made to approve the form as submitted which carried 6-0.

There was discussion on 3055 Richfield Drive and the status of the lawn installation and the owner submitting information for future timelines to finish the project. Photographs were reviewed. It was noted the first notice for landscaping violations was sent in July 2015. A motion was made to provide a final compliance date of May 30, 2016 for the entire yard to be finished and approved by the HOA or a total of \$15,500.00 in assessment fines will be posted. The motion carried 6-0.

Mr. Johnston and Mr. Thompson will attend the June court date for 8015 Tiaga Trail. It was noted a new violation was reported where the owner removed his deck with no ARC submittal or approval.

There was discussion on changing the wording in the Dog Run Fencing section of the Rules. Mr. Patterson provided the background for the request. Discussion followed. It was agreed to leave the Rule as is with no changes.

Mr. Thompson called an **Executive Session** to discuss legal matters for one home. The Board reconvened. A motion was made to approve a Foreclosure action at 2450 Edenderry Drive with a Foreclosure Resolution being signed. The motion carried 6-0.

There was discussion on issuing post cards for periodic updates for Association events and information. A motion was made to issue a May post card with the cost not to exceed \$800.00 which carried 6-0. Costs and the administration budget will be reviewed at the next meeting to determine if future cards will be issued.

A thank you letter was received from Mrs. O’Kane-Trombley for adding her son’s name to the Memorial Site display boulder.

A motion was made to appoint Mr. Medley to the position of Secretary which carried 6-0.

There being no further business, the meeting was adjourned at 7:38 p.m.



Derek Patterson
Property Manager